

Attachment No. PC 6

August 9, 2011 Approved Conceptual
Plans



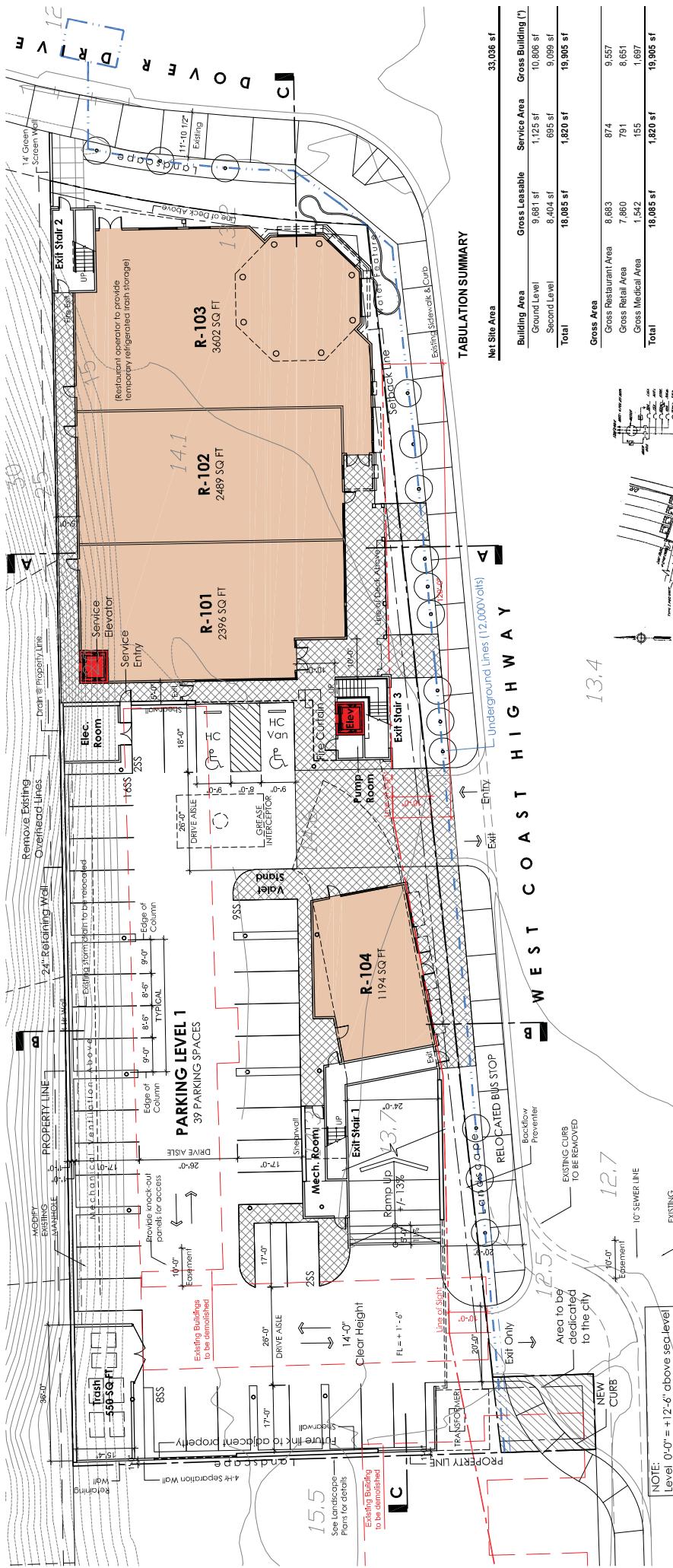
Not to Scale



August 8, 2011

View from West Coast Highway and Dover Drive

Mariner's Pointe
West Coast Highway at Dover
WINSTON'S JEWELERS c/o VBAS Properties, Inc
18582 Beach Boulevard Suite 226
Newport Beach, CA
420 Aliso Vista Way, Suite 100, Laguna Beach, CA 92651
714 715 3257 | F 714 715 3256 | www.southernbrowninc.com



TABULATION SUMMARY

Net Site Area	Building Area	Gross Leasable	Service Area	Gross Building (')
	Ground Level	9,681 sf	1,125 sf	10,806 sf
	Second Level	8,404 sf	695 sf	9,098 sf
	Total	18,085 sf	1,820 sf	19,904 sf

Gross Area	HC	Standard Tandem	Valet	Total	
Level	Stalls	Stalls	Stalls	Only	
Ground Level	P1	2	37	0	39
	P2	3	26	16	50
Second Level	P3	0	24	32	56
Total	5	87	48	10	150

Note: (*) Includes Exit Corridor area on L1 & L2, Elevator Shalls and Stair 2 areas on one level only.

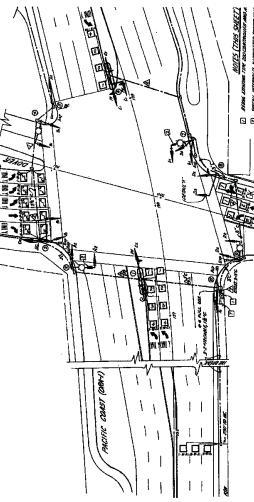
Mariner's Pointe

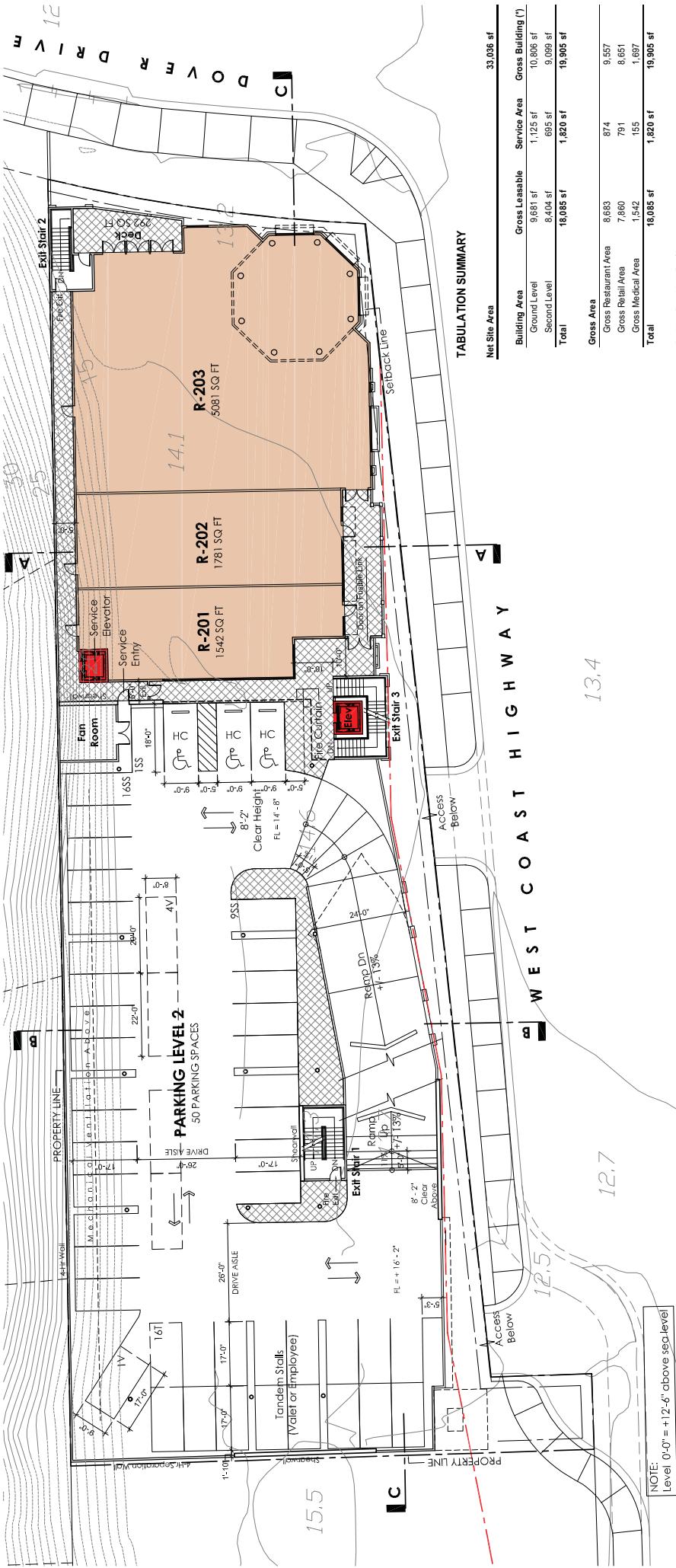
West Coast Highway at Dover
WINSTON'S JEWELERS c/o VBAS Properties, Inc
18582 Beach Boulevard Suite 226

Site Outline
Architects and Planners
420 Alta Vista Way Suite 100 Laguna Beach, Ca 92651
714 915 3157 | F 949 715 3256 | www.risarobertsonassociates.com

Not to Scale

Road Striping

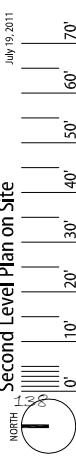




TABULATION SUMMARY				
Net Site Area				
	Building Area	Gross Leasable	Service Area	Gross Building (*)
	Ground Level	9,681 sf	1,125 sf	10,806 sf
	Second Level	8,404 sf	695 sf	9,099 sf
	Total	18,085 sf	1,820 sf	19,905 sf

Mariner's Pointe
West Coast Highway at Dover
WINSTON'S JEWELERS c/o VBAS Properties, Inc
18582 Beach Boulevard Suite 226

S T O U T E N B O R O U G H
Architects and Planners
420 Alta Vista Way Suite 100 Laguna Beach, CA 92651
714 915 3257 | F 949 715 3256 | www.stoutenboroughinc.com



NORTH
0' 10' 20' 30' 40' 50' 60' 70'
Site Development Plan

August 1, 2011

Location Map



Not to Scale

Elevation along West Coast Highway



Rendered Roof Plan



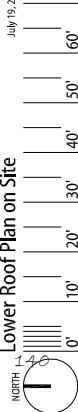
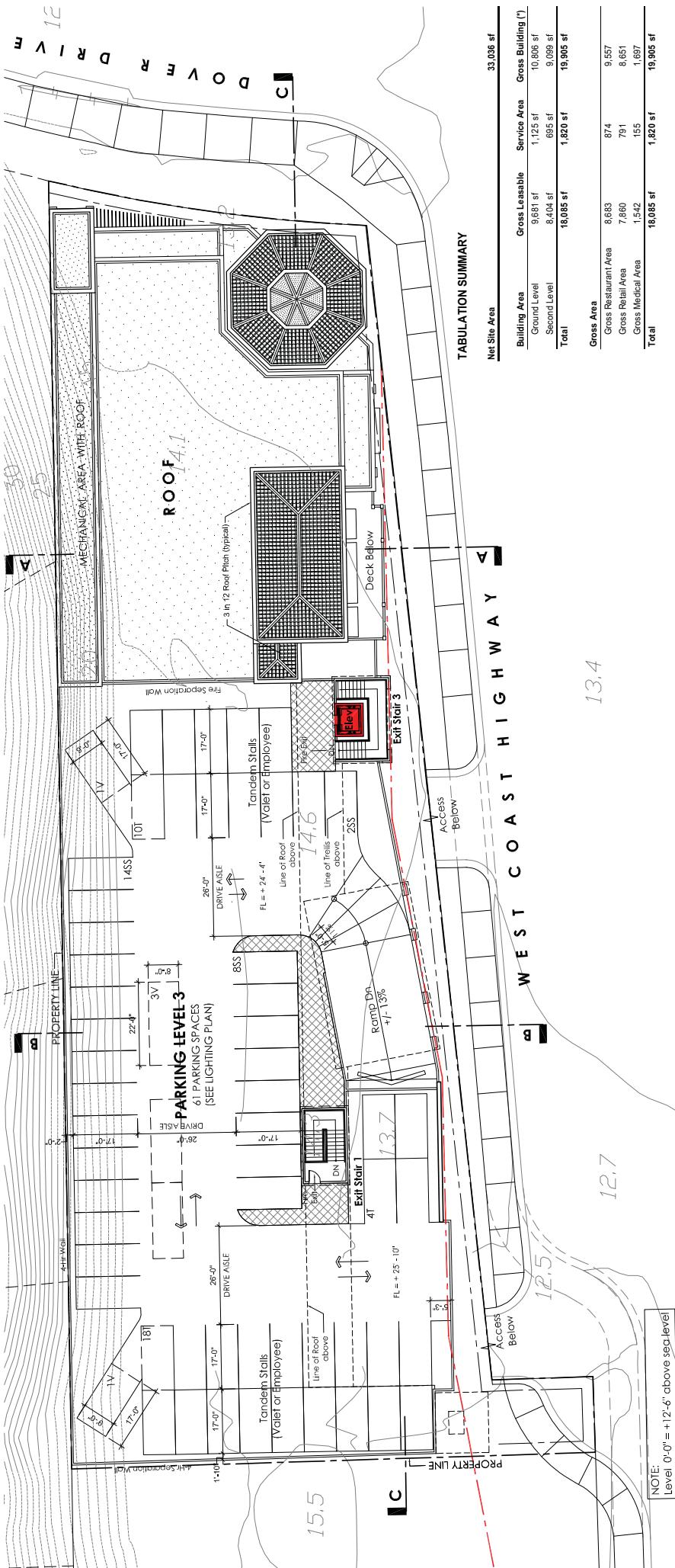
Mariner's Pointe

West Coast Highway at Dover
WINSTON'S JEWELERS c/o VBAS Properties, Inc

18582 Beach Boulevard Suite 226

Newport Beach, CA 92660

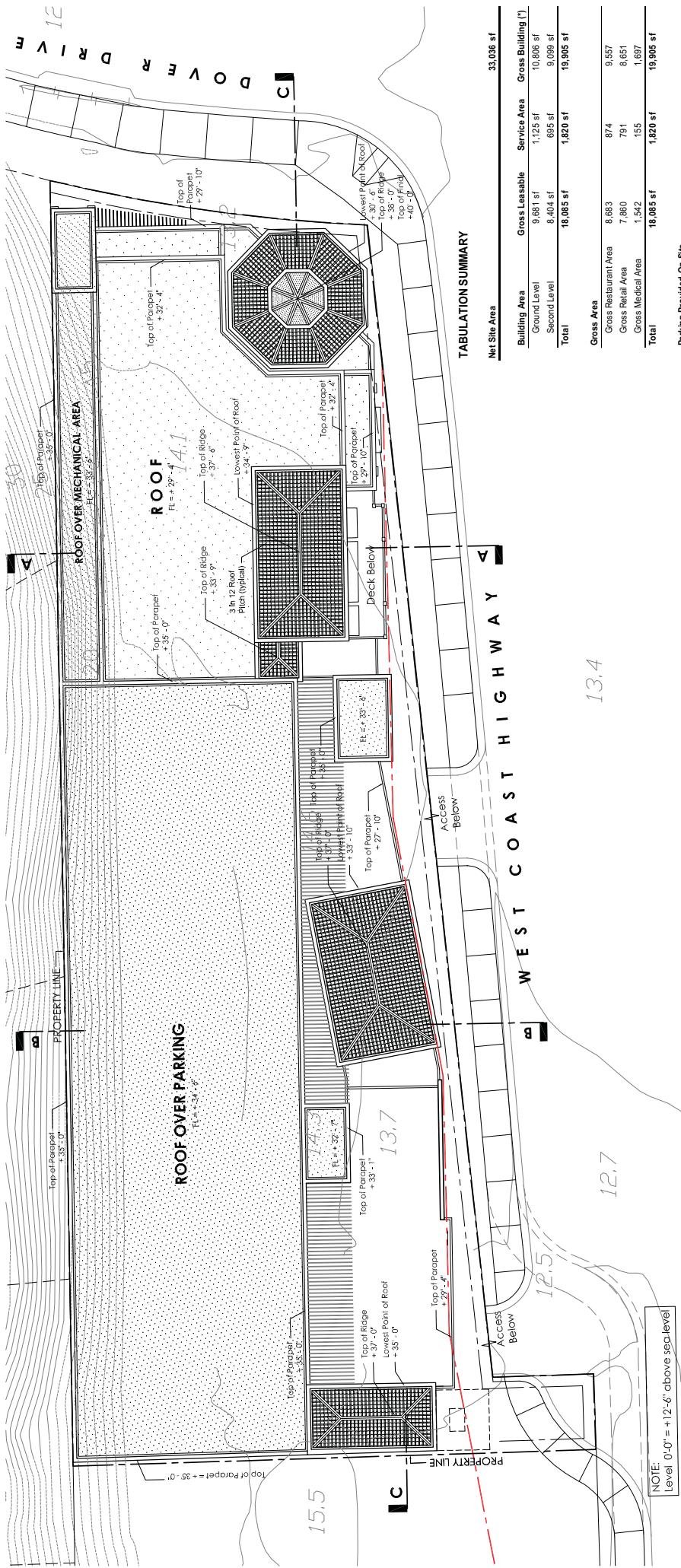
S T O U F E N B O R O U G H
Architects and Planners
420 Aliso Vista Way, Suite 100, Laguna Beach, CA 92651
(714) 757-1257 | F (714) 757-1256 | www.stoufborough.com



Mariner's Pointe
West Coast Highway at Dover
WINSTON'S JEWELERS c/o VBAS Properties, Inc
18582 Beach Boulevard Suite 226

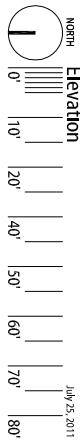
S T O U T E N B O R O U G H
Architects and Planners
420 Alta Vista Way Suite 100 Laguna Beach, CA 92651
714 915 3157 | F 949 715 3256 | www.stoutenboroughinc.com

Note: (*) Includes Exit Corridor area on L1 & L2, Elevator Shalls and Stair 2 areas on one level only.



Mariner's Pointe
West Coast Highway at Dover
WINSTON'S JEWELERS c/o VBAS Properties, Inc
18582 Beach Boulevard Suite 226
Newport Beach, CA
Architects and Planners
420 Alta Vista Way Suite 100, Laguna Beach, CA 92651
714 491 15257 | F 949 715 3256 | www.marinerspointe.org

S T O U T E N B O R O U G H
West Coast Highway at Dover
WINSTON'S JEWELERS c/o VBAS Properties, Inc
18582 Beach Boulevard Suite 226
Newport Beach, CA 92651
Note to Scale

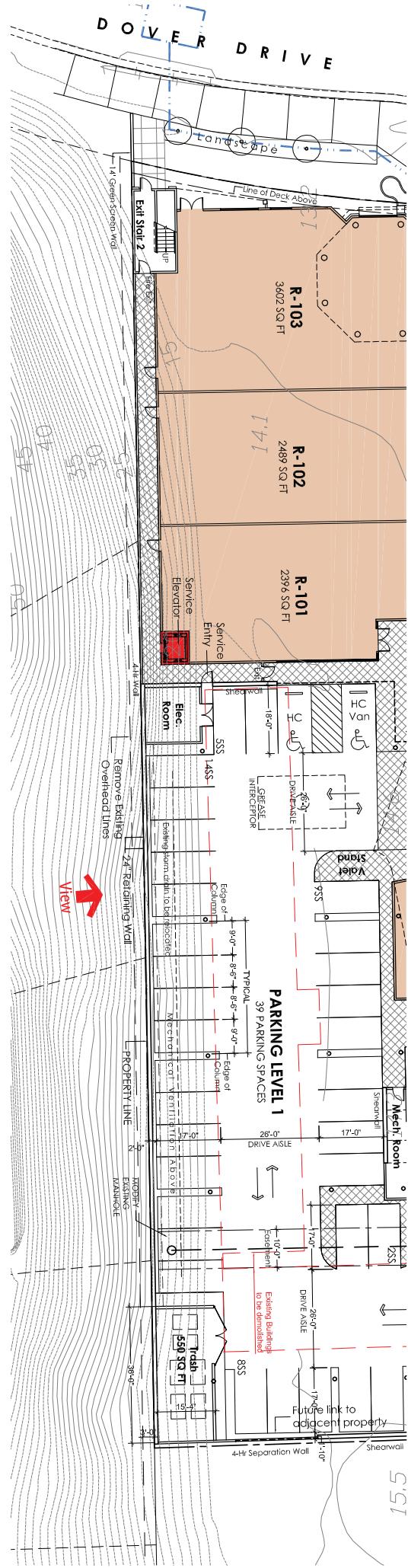


Mariner's Pointe
West Coast Highway at Dover
WINSTON'S JEWELERS c/o VBAS Properties, Inc.
18382 Beach Boulevard Suite 226
Huntington Beach, CA 92648

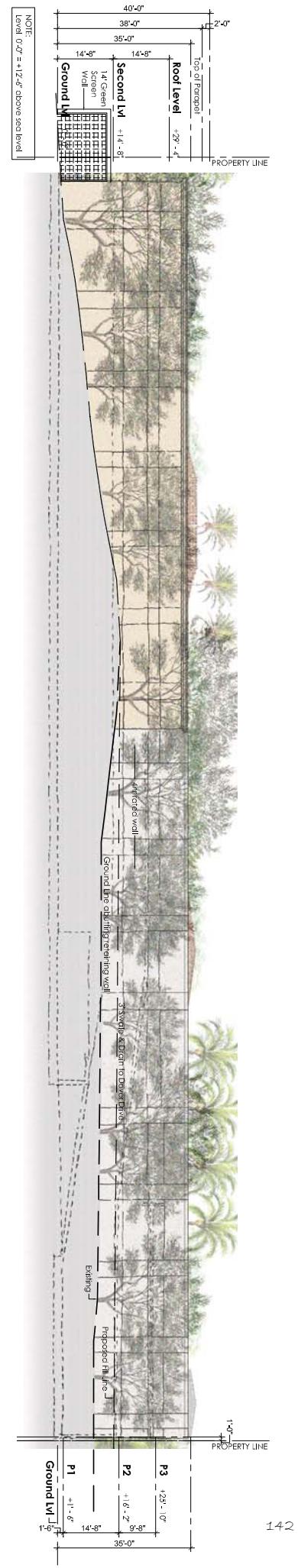
WINSTON'S JEWELERS, C.
West Coast Highway at Dover
18582 Beach Boulevard, Suite 226

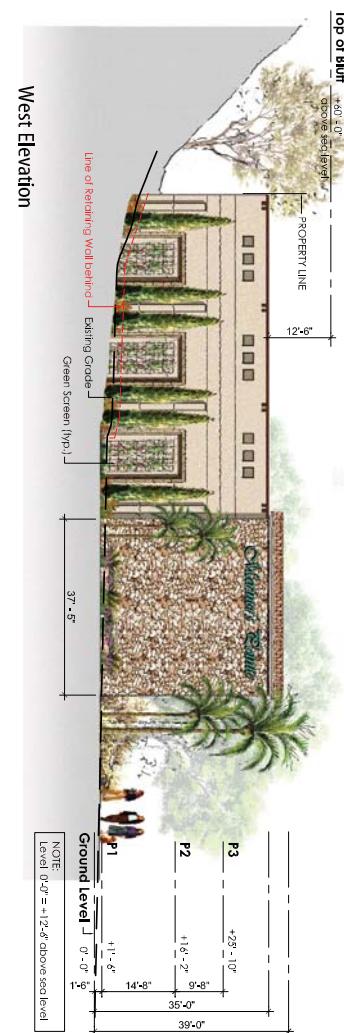
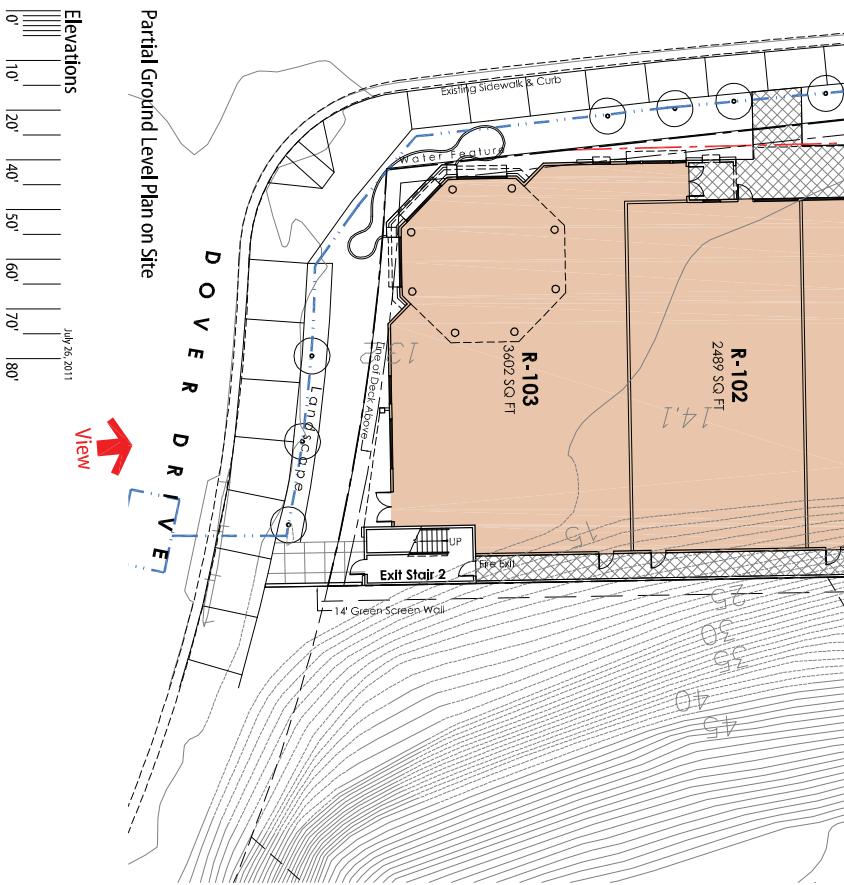
/o VBAS Properties, Inc
Newport Beach, CA
Huntington Beach, CA 92648

Partial Ground Level Plan on Site



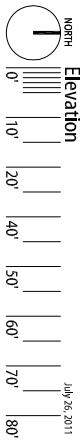
North Elevation - Bluff Side



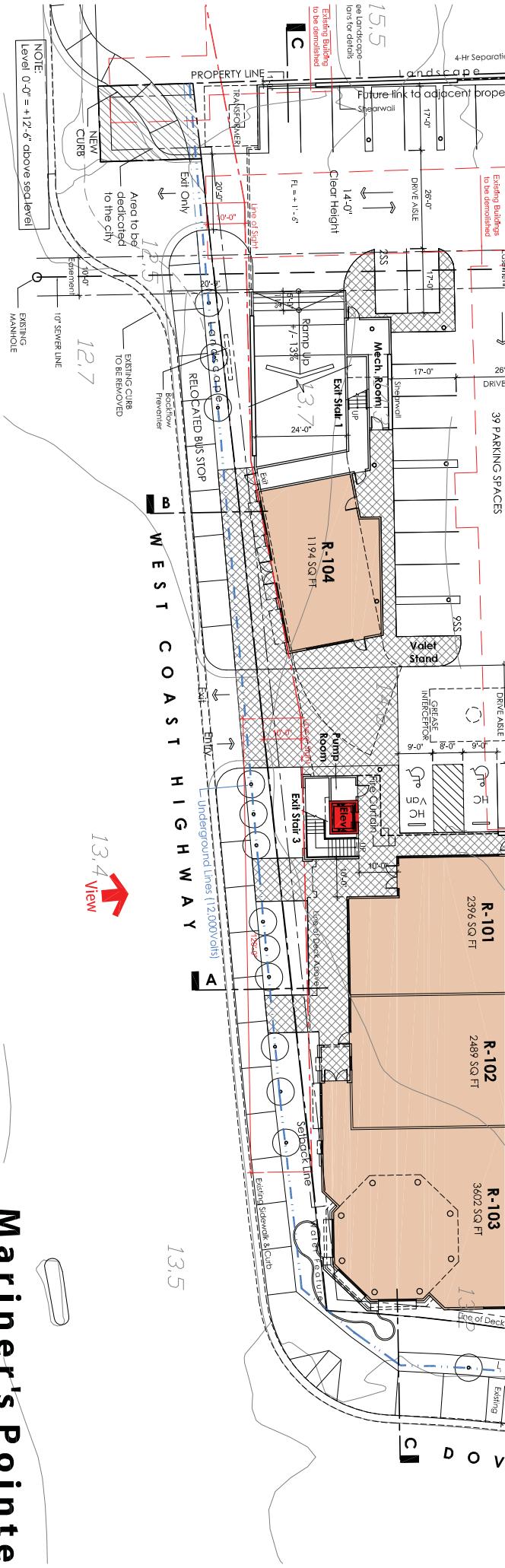


Mariner's Pointe

West Coast Highway at Dover
WINSTON'S JEWELERS c/o VBAS Properties, Inc
18582 Beach Boulevard Suite 226
Newport Beach, CA
420 Aliso Vista Way, Suite 100, Laguna Beach, CA 92651
714 715 2527 | 949 715 3256 | www.southernbrowninc.com

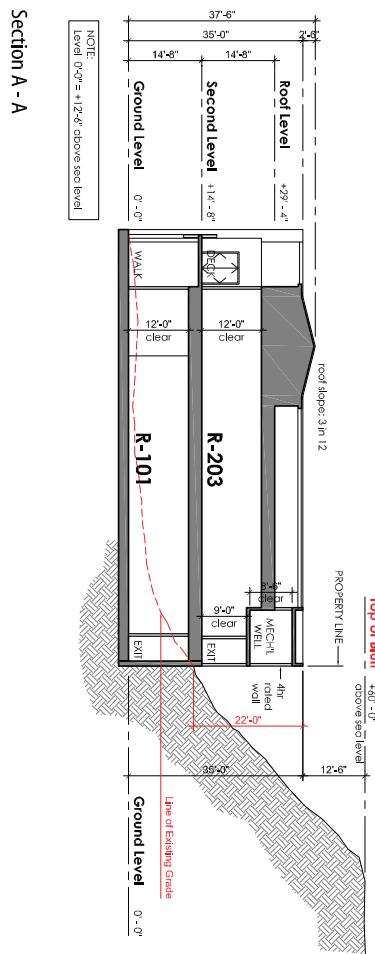


Partial Ground Level Plan on Site

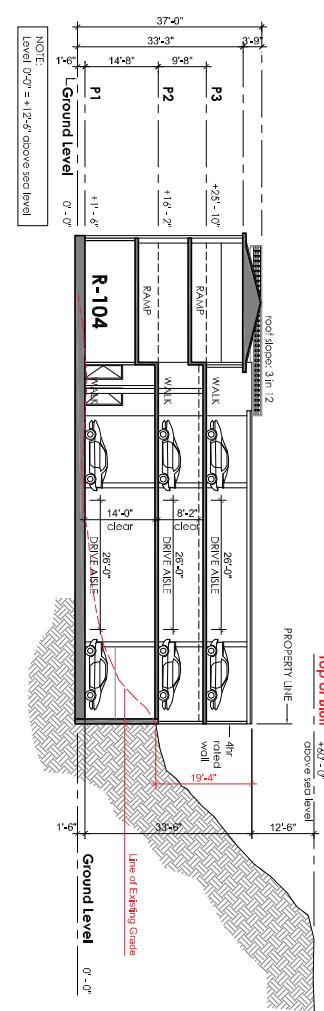


South Elevation - West Coast Highway

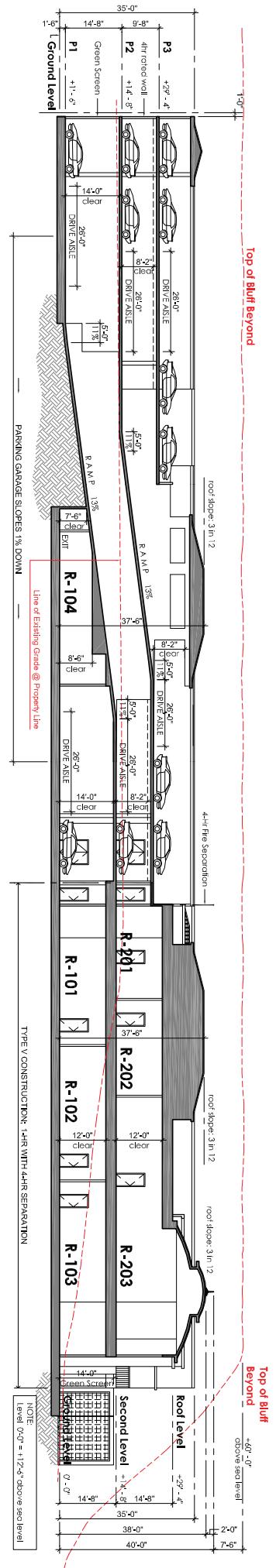




Section A - A



Section B - B



Section C - C

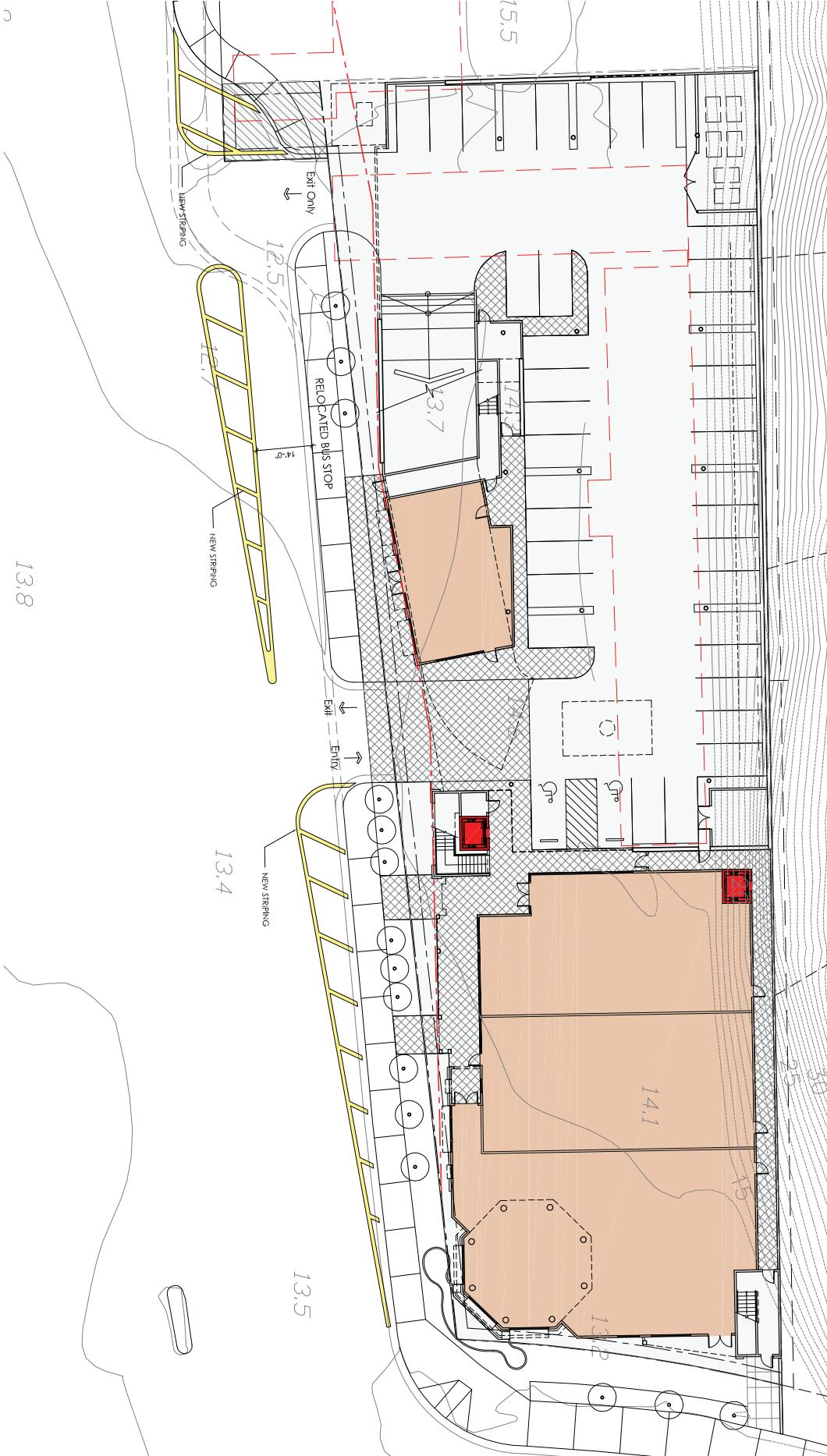
0'	10'	20'	30'	40'	50'	60'	70'
July 22, 2011							

Mariner's Pointe
West Coast Highway at Dover
WINSTON'S JEWELERS c/o VBAS Properties, Inc
18582 Beach Boulevard Suite 226
Newport Beach, CA
420 Aliso Vista Way Suite 100 Laguna Beach, CA 92651
714 715 257 | 949 715 3256 | www.southernbright.com



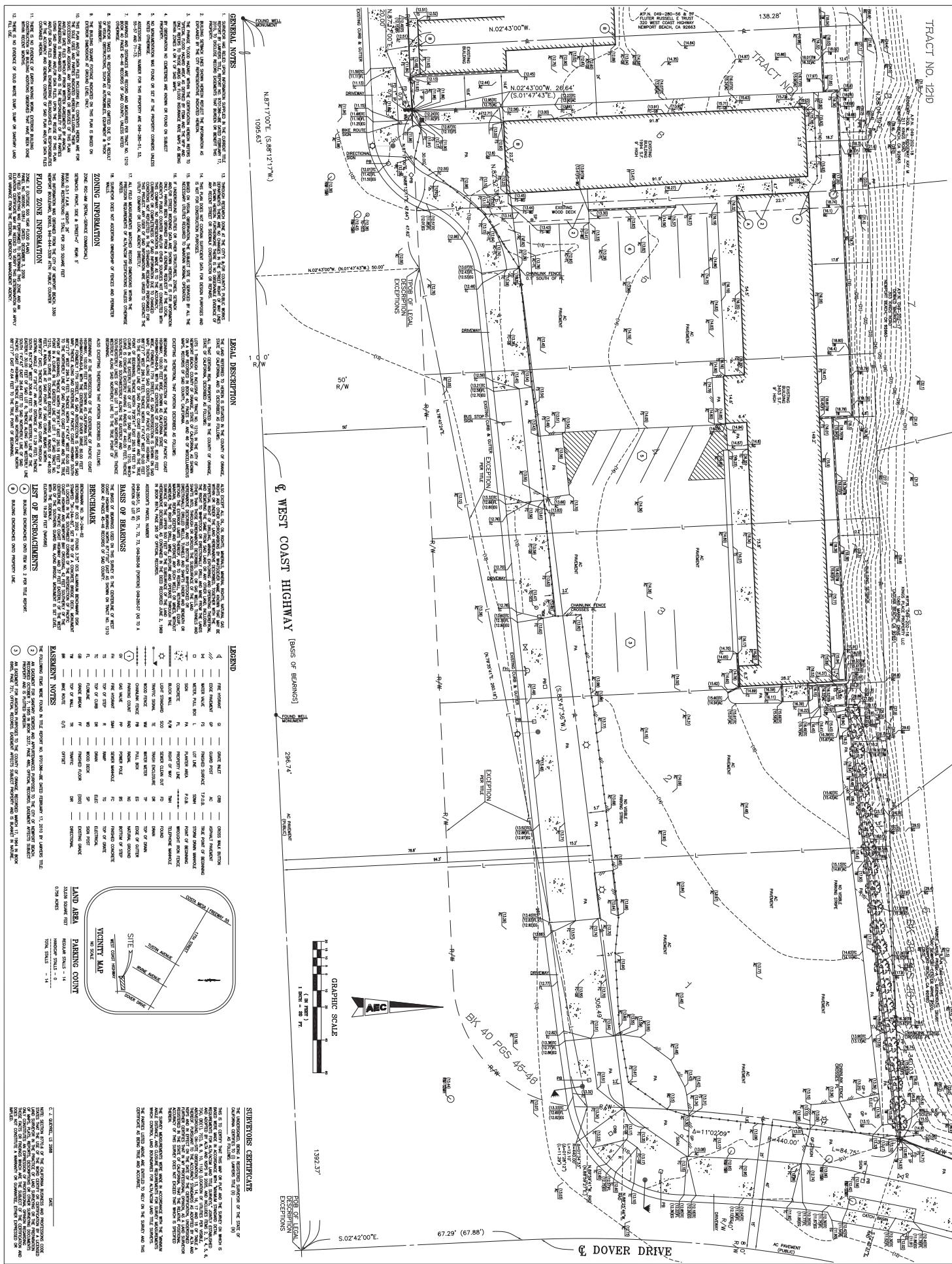
Striping Plan

July 19, 2011



140

Mariner's Pointe
West Coast Highway at Dover
WINSTON'S JEWELERS c/o VBAS Properties, Inc
18582 Beach Boulevard Suite 226
Newport Beach, CA
420 Aliso Vista Way, Suite 100, Laguna Beach, CA 92651
714 715 2527 | F 715 3256 | www.southerngarage.com



SHEET TITLE	A.L.T.A./A.C.S.M. LAND TITLE SURVEY	DATE	3-18-10	PROJECT ENGINEER	ANACAL ENGINEERING CO.	R E V I S I O N S
ON LEADS		SCALE	1" = 10'	CIVIL ENGINEERING & LAND SURVEYING		DESCRIPTION
PROJECT	MARINER'S MILE 200-320 WEST COAST HIGHWAY	DRAWN	V. F. L.	1900 EAST LA PALMA AVENUE ~ SUITE 202 ~		DATE APP'D
		CHECKED	C. J. Q.	ANAHEIM, CALIFORNIA 92805		<i>147</i>
	A.E.C. NO. 10028-AT			PHONE: 714-774-1763 FAX: 714-774-4690		
				E-MAIL ADDRESS: ANACAL@ANACALENGINEERING.COM		
						